

MEETING NOTICE AND AGENDA

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting

Monday, August 19, 2013 ■ 7:00 PM

Audrey P. Beck Municipal Building ■ 4 South Eagleville Road ■ Council Chambers

1. Call to Order

2. Roll Call

3. Approval of Minutes

- a. July 15, 2013 Regular Meeting

4. Zoning Agent's Report

- Monthly Activity Update
- Enforcement Update
- Other

5. Public Hearings

a. 7:00 p.m.

Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)

Memo from Director of Planning and Development

b. 7:05 p.m.

Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)

Memos from Assistant Town Engineer, Fire Marshal, EHHD (memo from Director of Planning and Development to be distributed on 8/19/13)

6. Old Business

- a. **Special Permit Application, Building Addition, Charles River Laboratories, Inc, 65-67 Baxter Road (File #1320)**

- b. **Application to Amend the Zoning Regulations; Joshua's Tract Conservation and Historic Trust, owner/applicant (File #1321)**

- c. **Special Permit Application, Retail and Retail Sale of Automotive Fuels, 1659 Storrs Road/625 Middle Turnpike; OMS Development LLC, Owner and Applicant (File #1319)**

- d. **Application to Amend the Zoning Regulations; Storrs Center Alliance, LLC, applicant, (File #1246-14)**
(Tabled pending 9/3/13 Public Hearing)

- e. **Application to Amend the Zoning Map; Storrs Center Alliance, LLC, applicant, (File #1246-15)**
(Tabled pending 9/3/13 Public Hearing)

- f. **Approval Request: Revised Plans for Paideia Greek Theater Project Exhibit Building, 28 Dog Lane (File #1049-7)**
(Tabled pending 9/3/13)

- g. **Other**

7. New Business

- a. **Modification Request, BAE Revision, Lot 13 Beacon Hill Estates, PZC File #1214-2**
Memo from Zoning Agent
- b. **Request for Special Permit Extension, United Services, Inc., North Frontage Road, PZC File #1302**
Memo from Zoning Agent
- c. **Proposed Revisions to the Pleasant Valley Residence/Agriculture (PVRA) and Pleasant Valley Commercial/Agriculture Regulations, PZC File #907-40**
Memo from Director of Planning and Development
- d. **Town Council Referral – Water Supply EIE Preferred Alternative**
- e. **Other**

8. Mansfield Tomorrow | Our Plan ► Our Future

9. Zoning Regulation Revisions

10. Reports from Officers and Committees

- a. **Chairman's Report**
- b. **Regional Planning Commission**
- c. **Regulatory Review Committee**
- d. **Subcommittee on Infrastructure**
- e. **Planning and Development Director's Report**
- f. **Other**

11. Communications and Bills

- a. 7/10/2013 ZBA DECISION NOTICE
- b. 8/14/13 ZBA PUBLIC HEARING NOTICE

12. Adjournment